



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Langho Street, Blackburn

£145,000

A two bedroomed, semi-detached true bungalow situated in the ever popular Livesey area of Blackburn close to all excellent local amenities and within easy reach of the M65 motorway. The accommodation briefly comprising, lounge, fully fitted kitchen, conservatory, two bedrooms (both with fitted wardrobes) and a three-piece family bathroom with shower. PVC double glazing and gas central heating are both installed. Externally, there are low maintenance gardens to the rear and a driveway to the front which provides off road parking for 2 vehicles.



Langho Street, Blackburn

ACCOMMODATION

ENTRANCE HALL

PVC door, radiator

LOUNGE

15' 8" x 9' 5" (4.78m x 2.87m) Real living flame gas fire, radiator, PVC double glazed patio doors

KITCHEN

10' x 8' 1" (3.05m x 2.46m) Wall and base units, built in oven, hob & extractor, 1 & 1/2 single drainer sink unit with mixer tap, plumbed for washer, PVC double glazed window and door, radiator

BEDROOM ONE

10' 5" x 10' 1" (3.18m x 3.07m) PVC double glazed window, radiator, fitted wardrobes

BEDROOM TWO

13' 3" x 7' 1" (4.04m x 2.16m) PVC double glazed window, radiator, fitted wardrobes

CONSERVATORY

PVC double glazed windows and door, tiled flooring

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Driveway for several vehicles, rear garden

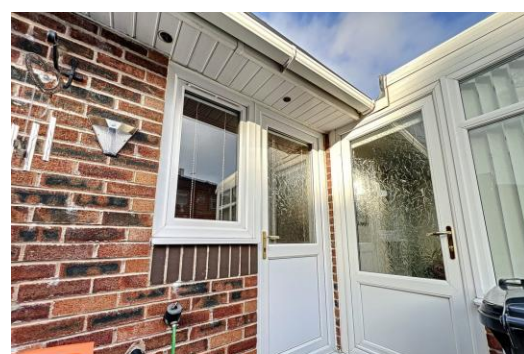
PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band B
Local Authority	
EPC Rating	72

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Langho Street, Blackburn



Proctors Blackburn
 2 Preston New Road, Blackburn, Lancashire, BB2 1AW
 Tel. 01254582489
 Email. blackburn@proctorsstateagents.co.uk
 Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		